

50-60 and 62-64 Charles Street East and 47-61 Hayden Street - Zoning Amendment Application - Preliminary Report

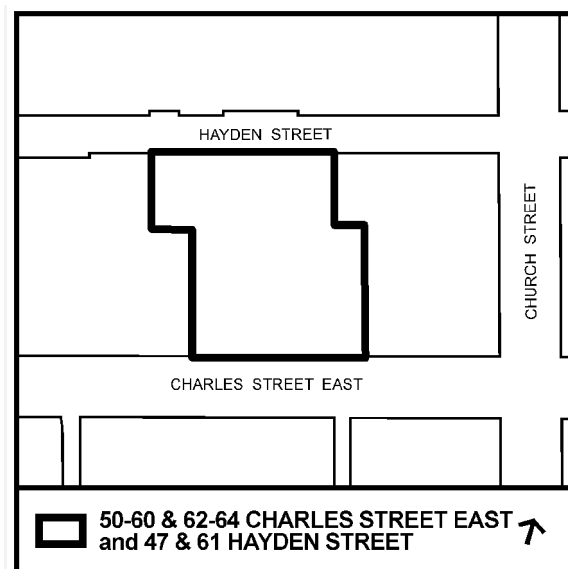
Date:	August 2, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	13 199558 STE 27 OZ

SUMMARY

This application proposes to redevelop the site with a 60-storey residential tower fronting Charles Street East (191.3 metres in height excluding mechanical penthouse, 203 metres in height including the mechanical penthouse) connected to an 8-storey office building fronting Hayden Street. The overall development would have a total gross floor area of 51,858 square metres, with 42,639 square metres of residential floor area (658 dwelling units) and 9,219 square metres of non-residential floor area. A total of 219 automobile parking spaces and 694 bicycle parking spaces are proposed.

This report provides preliminary information on the above-noted application and seeks Community Council's direction on further processing of the application and on the community consultation process.

The next step is to conduct a community consultation meeting to allow the public to review the application and provide feedback.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 50-60 and 62-64 Charles Street East and 47 and 61 Hayden Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held with Cresford Developments and their consulting team on April 3, 2013. Planning staff were presented with preliminary plans for a 56-storey residential tower on Charles Street connected to a 6-storey office building fronting on Hayden Street. There were discussions related to proposed height of the residential and office building, size of the residential units, family sized units, sidewalk widths, heritage conservation, and tower setbacks to the approved 56-storey residential tower at 42 Charles Street East and to the properties on Church Street. There was also discussion that the proposed courtyard along the Charles Street East frontage should be a useable and publicly accessible space for the area residents. As well that a publicly accessible pedestrian connection be provided through the development site from Charles Street East to Hayden Street. Staff stressed the importance of developing a comprehensive streetscape improvement plan for Charles Street from Queen's Park to Jarvis Street as the character of the area changes.

The complete application submission requirements were also requested which were provided by Planning staff shortly after the meeting.

ISSUE BACKGROUND

Proposal

The applicant is proposing to construct a 60-storey (203 metres including mechanical penthouse, 191.3 metres excluding mechanical penthouse) residential condominium building including a 2-storey base building. The proposal also includes an 8-storey office building fronting onto Hayden Street. Pedestrian access for the residential building is proposed from Charles Street East and pedestrian access for the office building is

proposed from Hayden Street. Access to and from the underground parking garage is proposed from Charles Street East and access to the three loading spaces is proposed from Hayden Street.

The applicant proposes that the residential building have a gross floor area of approximately 42,639 square metres with 1,417 square metres of indoor amenity space and 1,251 square metres of outdoor amenity space. The amenity space is proposed to be contained on the 3rd and 11th floors of the building. The proposed residential building contains a total of 658 residential units including 145 studio units (22%) 372 one bedroom units (56%), 70 two bedroom units (11%) and 71 three bedroom units (11%). The office building would have a non-residential gross floor area of approximately 9,219 square metres.

The applicant proposes four levels of underground parking containing 185 residential parking spaces, 10 auto share spaces and 24 commercial parking spaces. There is a north/south service lane proposed between Charles Street East and Hayden Street between the residential tower and the heritage building at 62 Charles Street East for access to the parking garage. One Type G, one Type B and one Type C loading space are proposed within the northeast portion of the site, with access from Hayden Street. A total of 526 residential bicycle parking spaces are proposed on the P1 to P3 levels and 132 residential visitor bicycle spaces are proposed on the P1 level. A total of 18 commercial bicycle spaces are proposed on the P1 level and 18 commercial visitor bicycle spaces are proposed at grade.

On the Charles Street East property line a minimum setback of 3.6 metres would be provided to the base building, while the residential tower is proposed to have a setback of approximately 7 metres. The residential tower would have setbacks of 25 metres from the 56-storey CASA 2 building to the west, 5 metres from the heritage building at 62 Charles Street East and approximately 25 metres to the east limits of 64 Charles Street East, and 21 metres from Hayden Street. The wrap around glass balconies would encroach into these setbacks.

On Hayden Street, from the property line a minimum setback of 3 metres would be provided with a two storey edge aligned along the street frontage with the upper floors of the 8-storey office building being stepped back approximately 2 metres above the second storey.

Site and Surrounding Area

The site is located on the north side of Charles Street East approximately in the middle of the block between Yonge Street and Church Street. The irregular shaped site is 4,235 square metres in size with a frontage of 59.3 metres along Charles Street East and frontage of 70 metres along Hayden Street.

The site currently contains a two-storey building housing Canada Post Corporation office and distribution uses, as well as designated low rise heritage buildings to the east on Charles Street East (62-64 Charles Street East). The proposal also includes a house form commercial building on Hayden Street (47-61 Hayden Street).

The Canada Post building and the building at 47-61 Hayden Street are proposed to be demolished with the current development proposal. The rear one-storey addition at 62A/62 Charles Street East is proposed to be removed to facilitate excavation and construction of the underground parking garage.

The surrounding uses are as follows:

South: Charles Street East, beyond which is a 9-storey rental building at 55 Charles Street East. Further to the west, at 45 Charles Street East, is an approved 47-storey condominium development currently under construction (Rezoning Files 06 198326 STE 27 OZ and 11 239516 STE 27 OZ).

East: To the east is a 3-storey residential building at 66 Charles Street East and a low rise apartment building directly at the corner of Church Street, both of which are listed on the City's inventory of Heritage Properties. Along the Church Street frontage are house form residential and commercial buildings which are either listed on the City's inventory of Heritage Properties or have been identified by staff as potentially having some heritage value.

North: Hayden Street, beyond which are several 3 to 5-storey buildings located on the north side of Hayden Street, which contain various commercial and residential uses. Toronto Grace Health Centre, including the service and loading area, is also located on the north side of Hayden Street.

West: Immediately to the west is an approved 56-storey residential condominium development currently under construction (Rezoning File 11 194814 STE 27 OZ), and further west is a 32-storey residential condominium building.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

This application will be reviewed against the policies in the Official Plan. The Official Plan places the site within the Downtown and Central Waterfront urban structure area. The site is designated “Mixed Use Areas” on Map 18 – Land Use Plan in the Official Plan. This designation permits a range of residential, commercial and institutional uses. The Plan includes criteria that direct the form and quality of development in this land use designation. The criteria state that new buildings provide a transition between areas of different intensity and scale, including a stepping down of heights towards lower scale neighbourhoods; minimize shadow impacts and provision of an attractive, safe and comfortable pedestrian environment.

The Official Plan policies regarding heritage resources set out directions for conserving our heritage through listing properties, designating them and entering into conservation agreements. Once a property is listed on the City’s *Inventory of Heritage Properties* it is to be conserved and any development proposal on a heritage property requires a Heritage Impact Statement. Development adjacent to properties on the City’s *Inventory of Heritage Properties* will respect the scale, character and form of heritage buildings and landscapes.

This application will be reviewed against the policies in the Official Plan including those in the “Downtown”, “Public Realm”, and “Built Form” sections of the Plan. (www.toronto.ca/planning/official_plan/introduction.htm).

The subject site is also within Area Specific Policy 211 of the Official Plan. This policy applies to the Bloor-Yorkville/North Midtown Area that is composed of a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The policy provides guidance in relation to the transition of density and scale outward from the intersection of Yonge Street and Bloor Street. Transition areas will be developed at a lesser height and physical scale in a form compatible with adjacent areas. Policies are also included that require high quality public realm and that new development be reviewed in relation to the Bloor-Yorkville/North Midtown Urban Design Guidelines.

The proposal will be reviewed against Official Plan Site and Area Specific Policy number 211 and the Bloor-Yorkville/North Midtown Urban Design Guidelines.

Compliance with other relevant policies of the Official Plan including the environment, heritage and transportation will also be addressed.

Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies specific Downtown streets that are most suitable for tall building development, establishes a height range along these streets and provides a set of supplementary Downtown specific design guidelines which address Downtown built form and context. The Downtown Vision and Supplementary Design Guidelines will be used together with the City-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

Zoning

The site is zoned CR T4.0 C1.0 R4.0 under Zoning By-law 438-86. This zoning designation permits a variety of mixed uses including residential. The maximum permitted density is 4 times the lot area, with 1 times the lot area for commercial uses and 4 times the lot area for residential uses. The maximum height permitted is 30 metres in the centre of the site with 12 metres within the first 12.2 metres from Charles Street East and 6.1 metres from Hayden Street.

On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law 569-2013, currently under appeal to the Ontario Municipal Board. Under the new Zoning By-law, the majority of the site is zoned CR 4.0 (c1.0, r4.0) with exceptions 1454 or 1469. A small north-western portion of the site is not subject to Zoning By-law 569-2013 and is only subject to Zoning By-law 438-86.

Site Plan Control

The proposed development is subject to site plan control. An application for Site Plan Approval has not been submitted but will be required.

Tree Preservation

An Arborist Report and Tree Assessment and Location Plan have been submitted as part of the application and will be reviewed by Urban Forestry staff.

Heritage

A Heritage Impact Assessment (HIA) was prepared by ERA Architects Inc. for subject development site. The purpose of the HIA is to evaluate the proposed development in relation to cultural heritage resources on the site and adjacent to the site and recommend an overall approach to the conservation of the heritage value of these resources.

The properties at 62A/62 and 64 Charles Street East are listed on the City of Toronto Inventory of Heritage Properties and contain a pair of 3-storey semi-detached brick masonry buildings that were constructed in 1886 by A. Coleman, builder, and listed in 1974 by Toronto City Council. There is also a 1920's rear addition to the building. The building at 61 Hayden Street was constructed in 1868-1869 for owner Thomas Smith, painter.

There are three properties adjacent to the Development Site that are listed on the City of Toronto Inventory of Heritage Properties. A three-storey brick dwelling constructed in 1886 by A. Coleman, builder is located at 66 Charles Street East. A two-storey Manhattan Apartments building designed by J.A Harvey and constructed in 1909 is located at 68-70 Charles Street East and 628 Church Street. At 634-636 Church Street are a pair of semi-detached dwellings constructed in 1878.

The current development proposal proposes the removal of the rear 1920's one storey addition to 62 Charles Street East while adaptively reusing the significant heritage resources located at 62A/62 and 64 Charles Street East.

Reasons for the Application

The Zoning By-law Amendment has been submitted to establish uses and the development standards for the proposed development related to, among other matters, maximum density and height, commercial and residential floor area, number and mix of residential units, parking and loading requirements, building envelopes and required landscape and amenity space.

All areas of non-compliance with Zoning By-law No. 438-86 and Zoning By-law 569-2013 will be identified through the circulation and review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Shadow Studies
- Planning and Urban Design Rationale
- Community Services and Facilities Study
- Transportation Impact Study
- Stage 1 Archaeological Resource Assessment
- Heritage Impact Assessment
- Functional Servicing Report
- Geotechnical Investigation Report
- Phase One Environmental Site Assessment Update
- Phase Two Environmental Site Assessment Update
- Peer Review of Phases One and Two Environmental Site Assessments
- Green Development Standards Checklist
- Pedestrian Level Wind Study
- Arborist Report and Tree Assessment Plan.

A Notification of Complete Application was issued on August 2, 2013.

Issues to be Resolved

As part of the review, staff will examine the context of the site on this block to determine future potential development opportunities and constraints to assist in evaluating this application. Other issues to be resolved include:

1. Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. Conformity with Official Plan policies, particularly with respect to the sections on transportation, built form and heritage;
3. Conformity with the City-Wide Tall Building Design Guidelines, the Downtown Tall Buildings: Vision and Supplementary Design Guidelines and the Bloor-Yorkville/North Midtown Design Guidelines. Built form concerns including: height and density of the proposal, separation distance from surrounding buildings (existing and approved but not yet built), shadow impacts on surrounding properties, open space and massing issues including, but not limited to: setbacks, step-backs, views, sky view, light penetration, privacy, wind mitigation and pedestrian realm weather protection;
4. Streetscape along Charles Street East and Hayden Street, including sidewalk width;
5. Mix of unit sizes, including the provision of family sized units;
6. Provision of replacement commercial floor area within the development;
7. Provision of useable publicly accessible space within the proposed courtyard along the Charles Street East frontage; and the provision of a publicly accessible pedestrian connection through the site from Charles Street East to Hayden Street;
8. Commitment to providing resident and visitor bicycle parking and a bike share program;
9. Appropriate servicing to accommodate the proposed development;
10. Adequacy of community services and parkland in the area;
11. Provision of required indoor and outdoor amenity space;
12. Assessment of on-site parking, access, traffic generation, access and transportation impacts; and

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Section 37

The Official Plan includes policies pertaining to the exchange of public benefits for increased height and density for new developments pursuant to Section 37 of the *Planning Act*. The applicant is aware that the City intends to apply the Section 37 policies of the *Planning Act* to this application. Details of a Section 37 Agreement between the applicant and the City will be established if a development is recommended for approval.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

The Toronto Green Standard guidelines and checklist can be found on the City's website at: <http://www.toronto.ca/planning/environment/greendevlopment.htm>.

CONTACT

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SIGNATURE

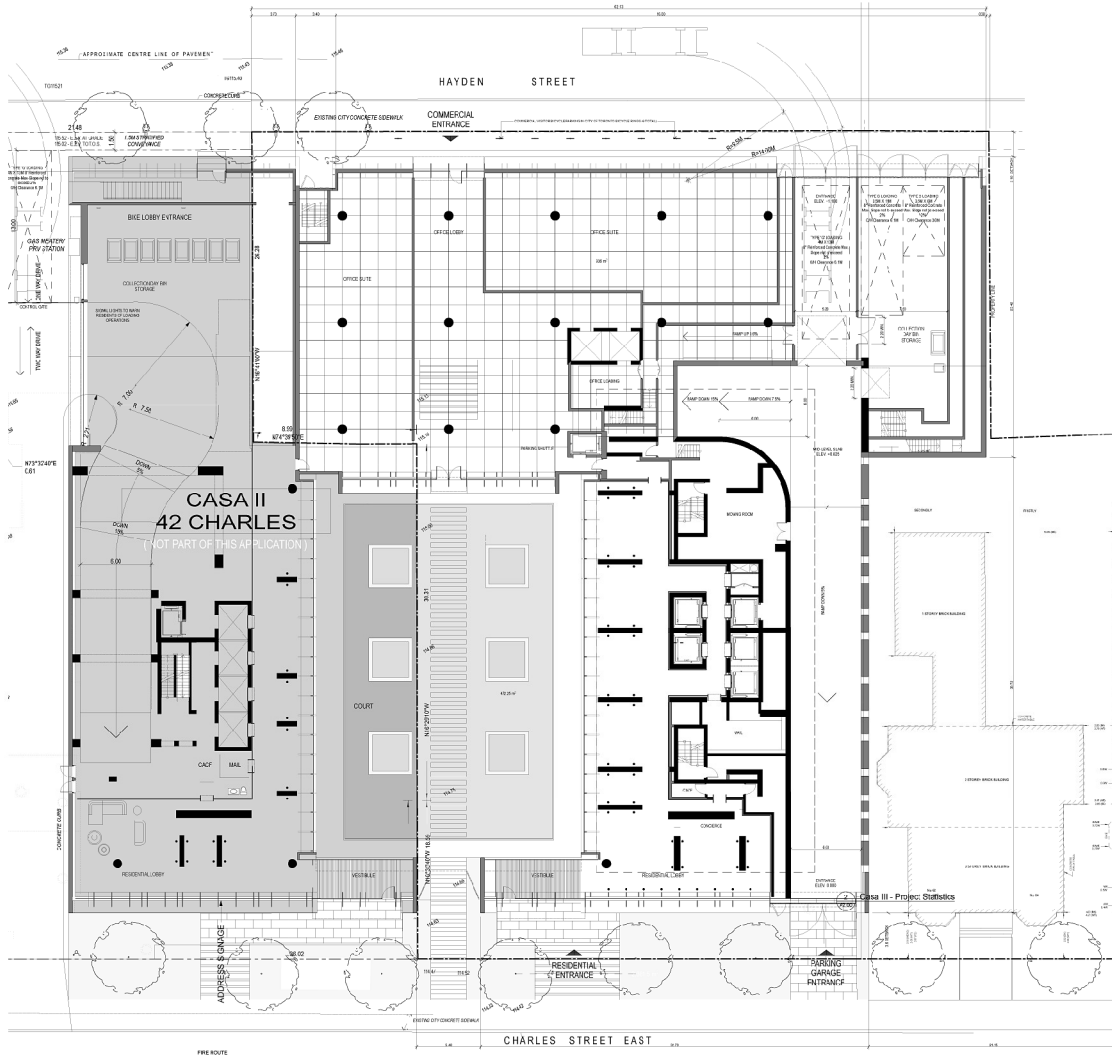
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: West and East Elevations
Attachment 3: North and South Elevations
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

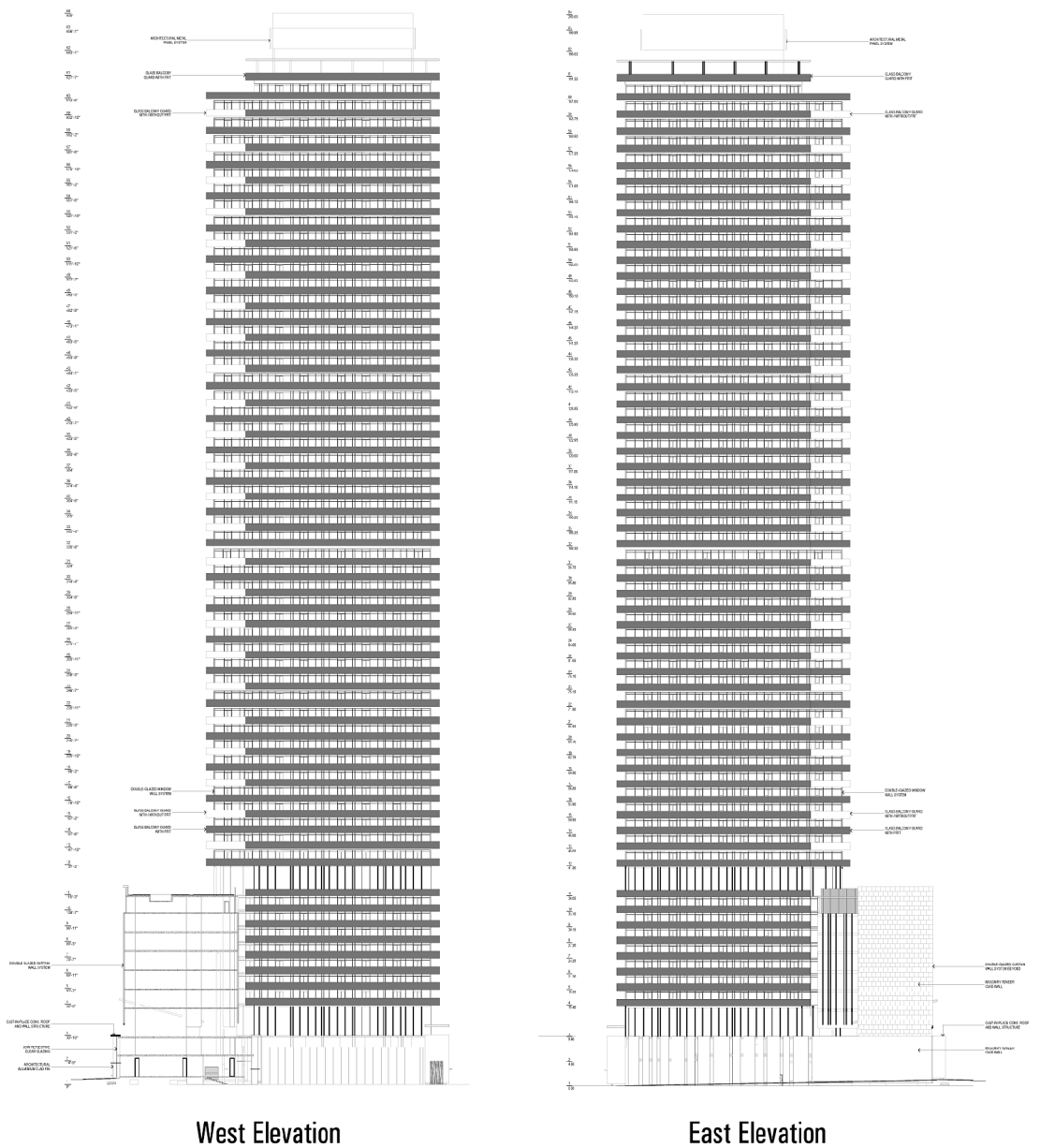
Applicant's Submitted Drawing

Not to Scale 
07/09/2013

50-60 Charles Street East and
47 & 61 Hayden Street

File # 13 199558 0Z

Attachment 2: West and East Elevations



Elevations

Applicant's Submitted Drawing

Not to Scale
07/09/2013

**50-60 Charles Street East and
47 & 61 Hayden Street**

File # 13 199558 0Z

Attachment 4: Application Data Sheet

Application Type: Rezoning Application Number: 13 199558 STE 27 OZ
 Details: Rezoning, Standard Application Date: July 5, 2013
 Municipal Address: 50-60 and 60-62 CHARLES ST E and 47-61 HAYDEN STREET
 Location Description: CON 1 FB PT PARK LTS 7 & 8 PL 163 LTS 10 & 11 PT LTS 9 & 12 **GRID S2708
 Project Description: A 60-storey residential tower fronting Charles Street E connected to an 8-storey office building fronting Hayden St. Total GFA of 51,858 square metres, with 42,639 square metres of residential floor area (658 units) & 9,219 square metres of non-residential floor area. A total of 219 automobile parking spaces & 694 bicycle parking spaces.

Applicant:	Agent:	Architect:	Owner:
Aird & Berlis LLP Brookfield Place, 181 Bay St, Suite 1800, Box 754 Toronto, ON M5J 2T9	Same as Applicant	ArchitectsAlliance 205-317 Adelaide St. W Toronto, ON M5V 1P9	62-64 Charles Street Limited, Canada Post Corporation, Findlater Hart Limited

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	438-86, 569-2013
Zoning:	By-law 438-86 (CR T4.0 C1.0 R4.0) By-law 569-2013- (c 1.0; r 4.0) SS1(x1454 and x1469)	Historical Status:	Y
Height Limit (m):	12 and 30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4235	Height:	Storeys:	60-storeys and 8-storeys
Frontage (m):	59.26		Metres:	191.3 m (203m with mechanical penthouse)
Depth (m):	70.154			
Total Ground Floor Area (sq. m):	2381		Total	
Total Residential GFA (sq. m):	42639		Parking Spaces:	219
Total Non-Residential GFA (sq. m):	9219		Loading Docks	3
Total GFA (sq. m):	51858			
Lot Coverage Ratio (%):	62			
Floor Space Index:	12.25			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	
Bachelor:	145 (22%)
1 Bedroom:	372 (56%)
2 Bedroom:	70 (11%)
3 + Bedroom:	71 (11%)
Total Units:	658

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	42639	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	9219	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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